

Village of Barrington
Planning Zoning and Economic Development Committee
Minutes Summary

Date: December 1, 2005

Time: 5:00 p.m.

Location: Community Conference Room
200 South Hough Street
Barrington, Illinois

In Attendance: Beth Raseman, Chairperson
Jim Daluga, member
Jeff Anderson, member
Karen Darch, ex-officio member

Staff Members: Denise Pieroni, Village Manager
Jim Wallace, Director of Building and Planning
Paul Evans, Assistant Director of Planning
Brooke Zurek, Planner

Call to Order

Ms. Raseman called the meeting to order at 5:10 p.m. The Roll Call noted the following: Beth Raseman, present; Jim Daluga, present; Jeff Anderson, present, Karen Darch, present. There being a quorum, the meeting proceeded.

Special Use Standards

Staff presented PZED with ideas regarding amending the general standards for special uses in a manner that incorporates the retail preference Resolution. Staff also presented preliminary specific standards for certain special uses.

PZED directed staff to look at eliminating certain uses from the special use lists, causing them to be approved as planned developments, and only allowing such planned developments to have a maximum of 20% of first floor space as non-retail, unless the uses can prove they are necessary for the development or valuable to the Village.

Staff and PZED discussed how to define a retail sales generating use and it was agreed that a benchmark of 50% of gross profits coming from sales (that the Village qualifies for 1% collection of) shall be the benchmark.

Staff is to bring the revised use list back to the January 5, 2006 PZED meeting, as well as proposed standards for first floor office.

Rules for Public Hearings

PZED will start at 5:30pm on January 5, 2006, in order to finalize this discussion with ARC, PC and ZBA chairs.

Historic Survey

The ARC and PZED reviewed remaining specific listings in the survey previously designated for follow-up. The five remaining listings will be finalized by ARC at their December 15, 2005 meeting.

There was no discussion of the draft Historic District Design Guidelines, other than to agree that the ARC would give their remaining comments to staff at the December 15, 2005 meeting.

There was extensive discussion of the 1939 cut-off date for structures to be eligible to be considered Contributing. The discussion centered primarily on two competing thoughts: the idea of the district as providing a living history (not frozen as a museum piece) versus concerns about designating smaller, less appealing post-

war Minimal Traditional and Ranch style homes as Contributing. ARC and PZED reviewed some of the specific structures that would be affected by the cut-off date.

Chairperson Raseman left the meeting at 7:40 pm.

Upon conclusion of the discussion, PZED and the Village President stated that it was their belief that the intent of the district is to preserve pre-1939 structures. The ARC was split on the issue. It was agreed by all present that the district regulations should be revised to clarify that for new construction, houses should be compatible with surrounding *contributing* structures.

Train Station Vendors

Staff and PZED reviewed key points for implementation of the program. It was noted that there must be a requirement to clean and police the area. Staff is also to price out display cases, with the idea that the Village will buy them and recoup the cost with fees for use. The initial plan for implementing train station vendors, as presented by Mr. Evans, was approved by PZED.

Kiosks/display cases inside and outside of the building for coming events were also discussed.

Economic Development/Staff Updates

Staff briefed PZED on auto dealers, Barrington Station and 407 East Main Street. The upcoming Barrington Economic Partnership agenda was also reviewed.

Adjournment

It was moved and seconded to adjourn the meeting. The voice vote noted all ayes. The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Jim Wallace
Director of Building and Planning

Beth Raseman, Chairperson
Planning Zoning & Economic Development Committee